


महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
च्या कलम ३७ (१अ) अन्वये मुंबईच्या विकास  
मंजूर नियंत्रण नियमावलीत करावयाच्या फेरबदलाची  
नोटीस.

महाराष्ट्र शासन,  
नगर विकास विभाग,  
नोटीस क्रमांक: टिपीबी-४३०३/१३/प्र.क्र.२४१/२००३/नवि-११  
मंत्रालय, मुंबई : ४०० ०३२, दिनांक: १९ मार्च, २००५

सोबत जोडलेली नोटीस महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

  
(सु. रा. किणी)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई  
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.  
उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई  
व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चनीरोड, मुंबई.

(त्यांना विनंती करण्यांत येते की, सोबतची नोटीस महाराष्ट्र शासनाचे साधारण राजपत्र  
भाग-१ कोकण विभाग पुरवणीमध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी २५ प्रती नगर विकास  
विभाग, मंत्रालय, मुंबई व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)

✓ कक्ष अधिकारी (नवि-३)

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित  
करण्याबाबत आवश्यक ती कार्यवाही करावी)

निवडनस्ती (नवि-११).

सेक्शन ३७ फाईल.

**Maharashtra Regional & Town  
Planning Act, 1966.**

- Notice under section 37(1A) of the ...
- Modification to the Development Control Regulation for Gr. Mumbai, 1991.

**GOVERNMENT OF MAHARASHTRA**

**Urban Development Department**

**Mantralaya, Mumbai 400 032.**

**Dated 19<sup>th</sup> March, 2005.**

**NOTICE**

No. TPB 4303/13/CR-249/03/UD-11:

Whereas, the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Regulations") have been sanctioned by Government under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act"), vide Urban Development Department's Notification No. DCR/1090/UD-11 (RDP) dated 20/2/1991, to come into force with effect from 25/3/1991;

Whereas, in 2001 Government has announced "Maharashtra State Sports Policy 2001", with a view to initiate development in the Sports activities. Government has taken a decision to grant free of FSI for the fitness centre in the residential buildings for the residents.

And whereas, Government has issued directives to allow fitness centre free of FSI in residential building under section 37(1) of the said Act to all the Planning Authorities vide the order of even No. dated 17/6/2004 (hereinafter referred to as "the said order")

And whereas, the Municipal Corporation of Gr. Mumbai (hereinafter referred to as "the said Corporation") Corporation has failed to publish a notice regarding the said modification in the official gazette within a period of 60 days from the date of said order as stipulated under section 37 of the said Act.

Now, therefore, in exercise of the powers vested in it under section 37(1A) of the said Act, the Government finds it expedient to publish the requisite notice in regard to the said modification, thereby inviting suggestions/objections from the general public within a period of one month from the date of publication of this notice in the official Gazette. Any suggestions/objections on the proposed modifications to be forwarded to the Deputy Director of Town Planning, Greater Mumbai, 'E' Block, ENSA Hutment, Azad Maidan, Mumbai 400 001, who is being appointed as an officer under

section 162 (1) of the said Act, who will submit his report to Government within 30 days after expiry of above mentioned period.

### **PROPOSED MODIFICATION**

(i) Following new sub-clause (u) shall be added after sub-clause (t) of Regulation 35(2), pertaining to exclusion from FSI computation of the Development Control Regulation for Gr. Mumbai 1991.

(u) Area of one fitness centre for a Co-op. Housing Society or Apartment Owners Association as provided in sub-regulation 38(29)

(ii) Following new sub-clause 29 shall be added after sub-clause (28) of Regulation 38 pertaining to requirement of part of buildings of the Development Control Regulation for Gr. Mumbai 1991.

(29) In every residential building, constructed or proposed to be constructed for the use of a Co-operative Housing Society or an Apartment Owners Association, a fitness centre will be permitted subject to following conditions -

- (i) The area of such centre shall be equivalent to 2(two) percent of the total area of the building however it shall not be less than 20 sq.mt. and more than 200 sq.mt.
- (ii) The centre shall not be used for any purpose other than for fitness centre activities.
- (iii) The fitness centre activities shall be confined to the members of the concerned housing society only.
- (iv) The benefits of this provision shall be applicable prospectively and it shall not be extended for the purpose of regularisation of already built up structures constructed without permission.
- (v) The ownership of the structure for Fitness Centre shall vest with the concerned society or association.

By order and in the name of the Governor of Maharashtra,

  
(S.R. Kini)

Under Secretary to Government.

Note: This notice is available on the Government web site at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)